

20160216000047730
02/16/2016 08:25:47 AM
QCDEED 1/4

This instrument prepared by:

Jeffrey Pino, Esq.
Attorney at Law
363 Canyon Park Dr.
Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:
KATIE FUSSELL LOCKHART
516 Camden Cove Cir.
Calera, AL 35040

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **AUSTIN LOCKHART**, a single man, hereby releases, quitclaims, grants, sells, and conveys to **KATIE FUSSELL LOCKHART**, a single woman (hereinafter called GRANTEE), all his right, title, interest, and claim in or to the following described real estate situated in SHELBY County, Alabama, to wit:

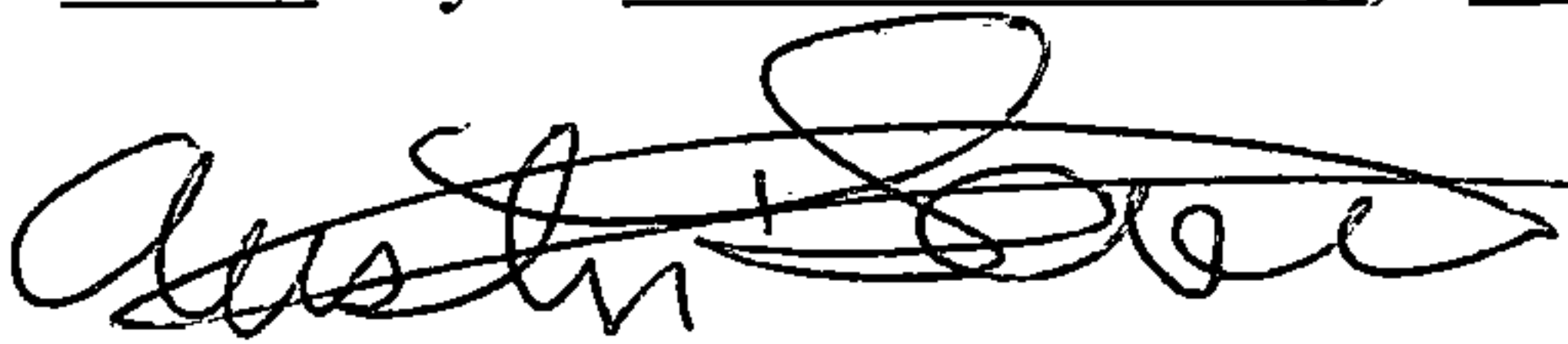
Lot 250, according to the Survey of the Final Plat of Camden Cove, 8th Sector, as recorded in Map Book 31, Page 64 in the Office of the Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated 11-3-15 in the Circuit Court of Shelby County, Alabama, Case Number: DR-2015-900642.

TO HAVE AND TO HOLD to said GRANTEE forever.

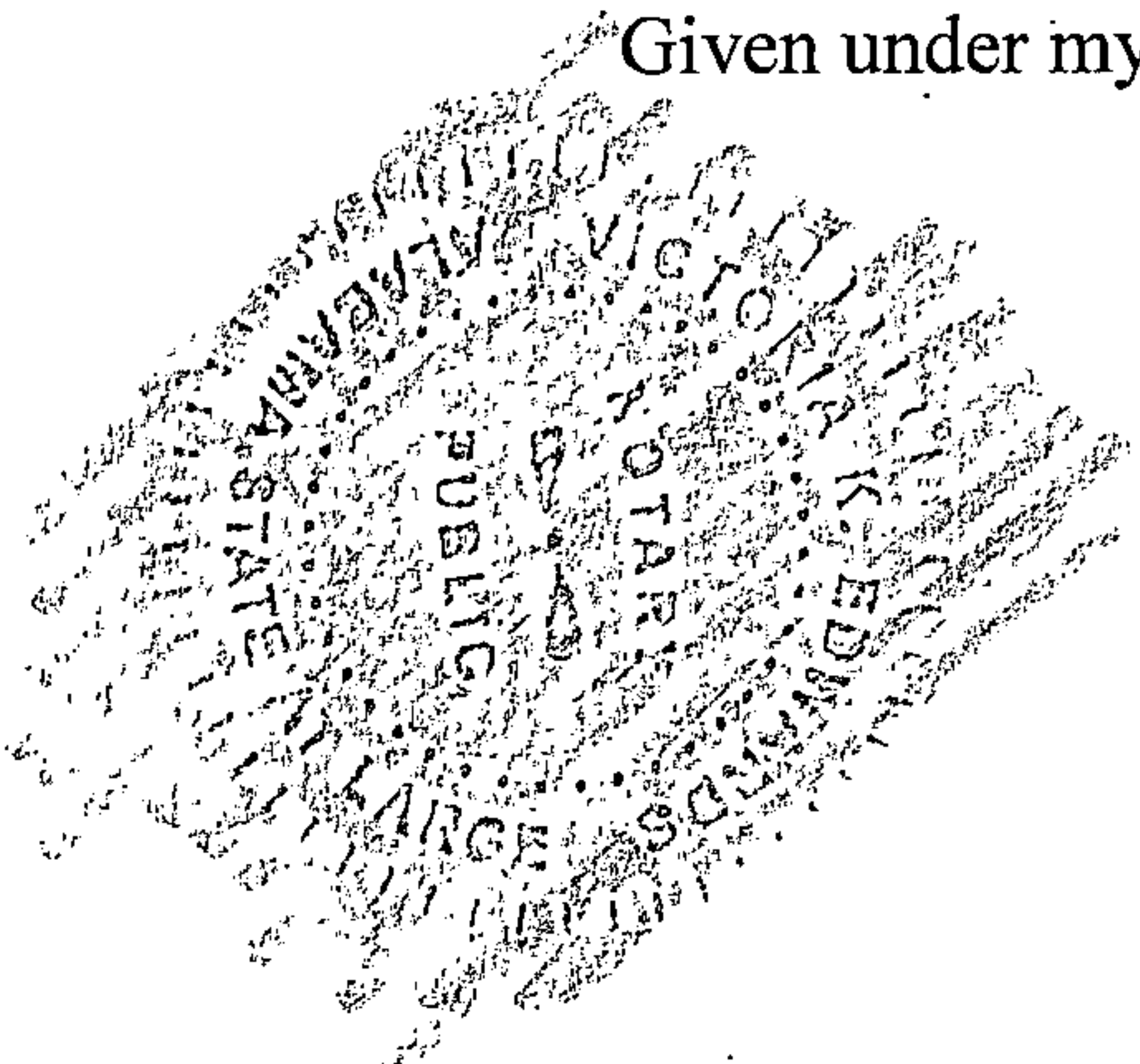
Given under my hand and seal, this 29th day of Sept., 2015.

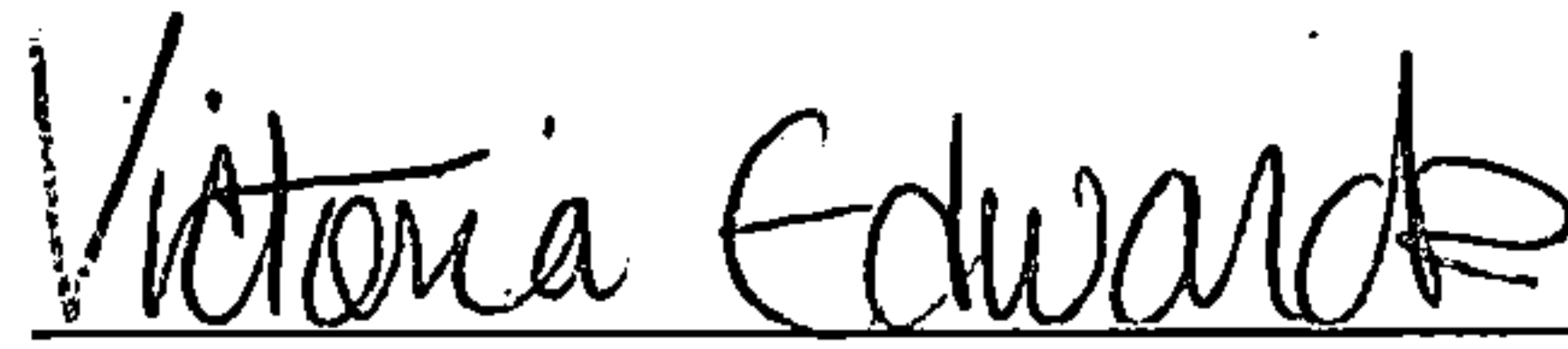
 (Seal)
AUSTIN LOCKHART

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **AUSTIN LOCKHART**, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Sept., A.D., 2015.




Notary Public
Commission Expires: _____

VICTORIA K. EDWARDS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 21, 2019

EXHIBIT A

All that property situated in the County of Shelby, and State of Alabama and described as follows:

Lot 250, according to the Survey of the Final Plat of Camden Cove, 8th Sector, as recorded in Map Book 31, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any, and mineral and mining rights.

Being the same property conveyed to Austin Lockhart and Katie Lockhart, in deed dated 6/17/2009, recorded on 6/18/2009, in instrument #20090618000234480, record in the County of Shelby and State of Alabama.

More commonly known as: 516 Camden Cove Circle, Calera, Al 35040

Parcel ID # 28-5-16-2-008-015.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Austin Lockhart
Mailing Address 100 Hampton Dr. Suite E Calera, AL. 35040

Grantee's Name Katie & Fussell Lockhart
Mailing Address 516 Camden Cove Cir Calera, AL. 35040

Property Address 516 Camden Cove Cir Calera, AL. 35040

Date of Sale 9-29-15

Total Purchase Price \$

or Actual Value \$

or Assessor's Market Value \$123,000.00

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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-5-16

Print Katie Fussell Lockhart

Unattested

Shanna Taylor (verified by)

Sign Katie Fussell Lockhart (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2016 08:25:47 AM
\$146.00 CHERRY
20160216000047730